



**Staff Report
Mount Airy Board of Appeals
January 30, 2023**

PROJECT: 201 Oak Street

BOA NO.: MA-BOA-2023-02

OWNER: Mr. and Mrs. Randall Severy
201 Oak Street
Mount Airy, Maryland 21771

APPLICANT: Mr. and Mrs. Randall Severy
201 Oak Street
Mount Airy, Maryland 21771

PROPOSED USE: Residential Existing (RE)

REQUEST: The applicant is requesting the reduction of the second front yard setback from 50'-0" to 12'-0" along Maple Avenue.

PROJECT INFORMATION:

ADDRESS/LOCATION: 201 Oak Street, Mount Airy, Maryland 21771

COMP. PLAN: Residential Existing "zoning"

WATER/SEWER: W-1/S-1 Existing/Final Planning

HISTORY / BACKGROUND:

Parcel 6 of the Park View subdivision was recorded at Platbook 1C, page number 24, with Carroll County land records. This subdivision was recorded before any Zoning regulations were adopted in the County or the Town.

This parcel has an existing house that was built in 1914 as per SDAT; to my knowledge, Lot 6 is 75'-0" wide and 150'-0 +/- deep. There is a 25'-0" alley shown on the record plat, but it is not indicated on the site plan.

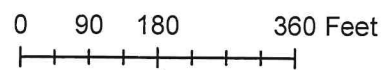
Staff recommendation:



That the Planning Commission forwards this request to the Board of Appeals with a favorable recommendation to allow the reduction of the second front yard setback from 50'-0" to 12'-0" with the following conditions.

- That the addition to the existing houses must match the existing neighborhood and meet all other codes for construction for Carroll County and the Town of Mount Airy.



201 Oak Street





-  Corporate Limits
-  Tax Parcels



MD IMAP, MDE

201 Oak Street

0 5 10 20 Feet
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 Corporate Limits
 Tax Parcels